



Barnes Spring 2022 Rehab Scoring Matrix

Category		Scoring				
		Exceptional	Strong	Needs Improvement	Missing Information	
		10 points each	7 points each	5 - 3 points each	2 - 0 points each	
Team Experience and Expertise		Development team has significant (11+ years) building experience with similar housing. If applicant’s mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC.	Development team has (6+ years) building experience with similar housing. If applicant’s mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC.	Development team has (5 years) building experience with similar housing (5). If applicant’s mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC (3).	Development team has less than five years of (<5 years) building experience with similar housing (2). If applicant’s mission is not housing-centered, they are partnering with an experienced developer, nonprofit, and/or GC (0).	
	Financial Information	Construction Specifications & Work Write-up	Detailed work specifications including materials, components, responsible parties, etc. are included and fully describe the scope of work. Considered 'Construction Level' documents.	Advanced work specifications including materials, components, are included and fully describe the scope of work, but lacking some detailed components. Considered 'Design Development Level' documents.	Basic work specifications including materials and components are included, which give a general overview of the work scope. Considered 'Schematic Design Level' documents.	Rough work specifications included (2). No specifications or write-up included (0).
		Developer's Fee	Developer's fee is equal to or less than 10% of the project's total budget request from Barnes.	Developer's fee is between 10-12% of the project's total budget request from Barnes.	Developer's fee is greater than 13% of the project's total budget request from Barnes (5). Developer's fee is 14% of the total budget request from Barnes (3).	Developer's fee is greater than 15% of the total budget request from Barnes (2). Developer's fee is greater than 20% of the project's total budget request from Barnes (0).
		Audit	An audit of the applicant organization has been completed in the past 24 months and had no findings.	An audit of the applicant organization has been completed in >24 months and <5 years and that audit had no findings.	An audit of the applicant organization has been completed at any point in time without findings (5). An audit of the applicant organization has been completed at any point in time with findings (3).	There has been no audit of the applicant organization but financials were provided (2). There has been no audit of the applicant organization (0).
		Capital Stack	20 points each	15 points each	10 - 5 points each	3 - 0 points each
	The organization has committed funding excluding the Barnes request, including but not limited to a private loan, non-federal match, and/or organizational equity where the Barnes request is <30% of the total budget. Letters of commitment or other such confirmations attached in the upload tasks.	The organization has committed funding excluding the Barnes request, including but not limited to non-federal match excluding a private loan, and/or organizational equity where the Barnes request is <50% of the total project budget. Funding commitments completed in the upload tasks.	The organization has mostly committed funding, including but not limited to a private loan, non-federal match, and/or organizational equity and the Barnes request is less than 50% of the total request (10) or greater than 50% of the total request (5). One funding source may be tentative, but not firm.	The capital stack has more than one tentative funding source and the Barnes request is less than 50% of the total request (3) or greater than 50% of the total request (0).		
Community Connection	Education	Homeowner education about the rehab, lein requirement, and homeownership is provided to people of diverse backgrounds and experience and community recruitment includes diverse outreach to community groups and trusted community advocates. Organization shows a strong commitment to understanding the current community needs through assets such as a community needs assessment, survey, or other such data analysis. Homeowners are offered resources for continued support.	Homeowner education is provided to people of diverse backgrounds and experiences including but not limited to refugees, veterans, young adults, and large families, but prior community analysis or diverse outreach is limited or not available.	Some education is provided, but not required (10). Homeowner education is provided only in English and only by request of the homeowner (5).	An outsourced education program provided only by request of the homeowner (3). Homeowner education is not provided (0).	
		Eligibility Requirements	Applicant thoughtfully answered all sections of narrative and completed all sections of the required forms. Applicant has provided more than the required upload tasks by enhancing their overall narrative through additional uploads that provide context to the proposal.	Applicant has completed all required upload tasks including the rehab standards upload and DEAI Matrix. All questions are answered thoroughly and thoughtfully throughout the entire narrative.	Applicant completed all required questions and forms, but failed to complete one upload task (10) or answered questions in such a way that further guidance was necessary in order to understand the proposal narrative (5).	Information from the narrative and uploads are missing prior to submission. (3) Narrative structure is incomplete or fragmented throughout (0).
Total Points Available: 100 Before Bouns Points Section Applicants must meet a scoring threshold of at least 70 points before bonus points to be considered for funding.						
		5 points each	4 points each	3 - 2 points each	1 - 0 points each	

Bonus Points	Diversity, Equity, Accessibility & Inclusion	Applicant goes above and beyond representation in terms of equity and board and staff are representative of the communities they serve. Examples of additional efforts include but are not limited to: Including tenant voice at multiple touch points throughout the design process, community feedback other than zoning requirements, innovative incorporation of user experience or lessons learned from previous developments, policies promote resident dignity, subcontracting and/or board policies promote inclusion beyond representation, narrative shows a commitment to underrepresented people and minority groups that have historically been excluded from the benefits of housing policies, diverse outreach to community groups including partnerships with culturally competent organizations with language access for homeowners, number of accessibility points for differently-abled persons, and advisory committees of tenants inform future policies or practices of the applicant organization.	Applicant includes some measures of DEAI work beyond representation in terms of equity. Examples include but are not limited to, including tenant voice at multiple touch points throughout the design process, community feedback other than zoning requirements, innovative incorporation of user experience or lessons learned from previous developments, policies promote resident dignity, board and staff are representative of the communities they serve, subcontracting and/or board policies promote inclusion beyond representation, narrative shows a commitment to underrepresented people and minority groups that have historically been excluded from the benefits of housing policies, and advisory committees of tenants inform future policies or practices of the applicant organization.	Applicant has some DEAI measures in place that meet basic standards of inclusion including but not limited to: staff/board training, moderate representation through board or staff of the populations served, required zoning community feedback, and some resident connection points (3). Proposal includes basic DEAI measures for limited minority representation or populations served (2).	Applicant has limited representative DEAI measures including but not limited to: little or no accessibility, staff or board representation of minority/women is not significantly representative of the populations served (1). There are no visible DEAI measures taken by the applicant organization outlined by the provided narrative (0).
	Collaboration	The proposed project includes a strong partnership between one or more community organizations and/or a private developer or GC that has a proven track record with Barnes and has a written letter of commitment or MOU and volunteer efforts.	The proposed project includes a partnership between one or more community organizations and/or a private developer or GC and has a written letter of commitment or MOU and volunteer efforts.	Applicant utilizes only volunteer efforts and/or collaboration is related to services provided offsite with a local nonprofit.	The proposal includes only one organization (applicant).
	Disaster Zones	All units are located within a specific disaster zone outlined in the narrative.	Greater than 50% of units are located within a specific disaster zone outlined in the narrative.	Less than 50% of units are located within a specific disaster zone outlined in the narrative.	No units are within a specific disaster zone outlined in the narrative (0).
	Total Points Available including Bonus: 115				